



October 10, 2022

Mayor and Belvedere City Council
450 San Rafael Avenue
Belvedere, CA 94920

Dear Mayor Wilkinson and Members of the City Council:

The Marin Organizing Committee (MOC) was established in 2009 and has 23 dues paying member institutions throughout Marin County. We have a long-standing Team focused on creating more affordable, multi-family housing in the County. This Team has spent a good deal of time evaluating the Mallard Pointe proposal by Thompson Dorfman in the City of Belvedere.

We support the Mallard Pointe project because it will offer some new housing choices for people who want to live in Marin County. Currently, on this almost three-acre property, are duplexes that were built 70 years ago. These structures have exceeded their lifespan, and because of deferred maintenance, along with the threat of rising sea levels, should be demolished so that more adequate housing can be built.

The proposal from Thompson Dorfman is to create 40 new residences that will be offered to households made up of seniors, families, and single individuals. Of the 40 new units, 10 residences will be affordable, including four (4) deed-restricted apartment units, five (5) affordable-by-design one-bedroom apartments, and one (1) ADU. The apartment building will have an elevator so that residents will have easy access to their apartments as well as outside of the building.

Based upon both feedback from the City as well as residents, Thompson Dorfman has amended the project design to ensure that the new apartment building is

sensitive to the viewpoints from the park and appropriate to the nearby two-story homes.

Studies have shown that living in an apartment is more environmentally sustainable than living in a house. The design of this project includes features that help protect the environment such as: water conservation for landscaping; energy-efficient design with solar panels and battery storage; energy efficient heating units, appliances, lighting; and FEMA compliance.

Under the State-mandated Housing Element, Belvedere is required to create 160 new housing units over the next eight years as part of the State-mandated housing element. This is in addition to the current regional housing allocation which is sixteen units – of which the City has only approved five housing units.

For many years the City of Belvedere has not produced its fair share of affordable housing. Most families and seniors cannot afford to live in Belvedere. Further, the City's own employees and essential workers cannot afford to live there and so need to commute to work.

The proposed Mallard Pointe development will eliminate what is now substandard housing and create a mix of 40 environmentally sustainable high-quality housing, including ten units that will be designated affordable. MOC therefore urges that the City Council approve this project.

Sincerely,

Judith Bloomberg, MOC Strategy Team

Rev. Ann Eichhorn, Community Congregational Church of Tiburon

Rev. Bill Eichhorn, Community Congregational Church of Tiburon